

2019 HOUSING CONTRIBUTIONS WORKGROUP MEETING #2

Lee Center | April 4, 2019



City of Alexandria,
Virginia



TONIGHT'S AGENDA

Welcome and Introductions

Workgroup Fundamentals

Meeting Goals

Developer Considerations

Table Exercise – Breakout Groups

Report Outs

Q&A

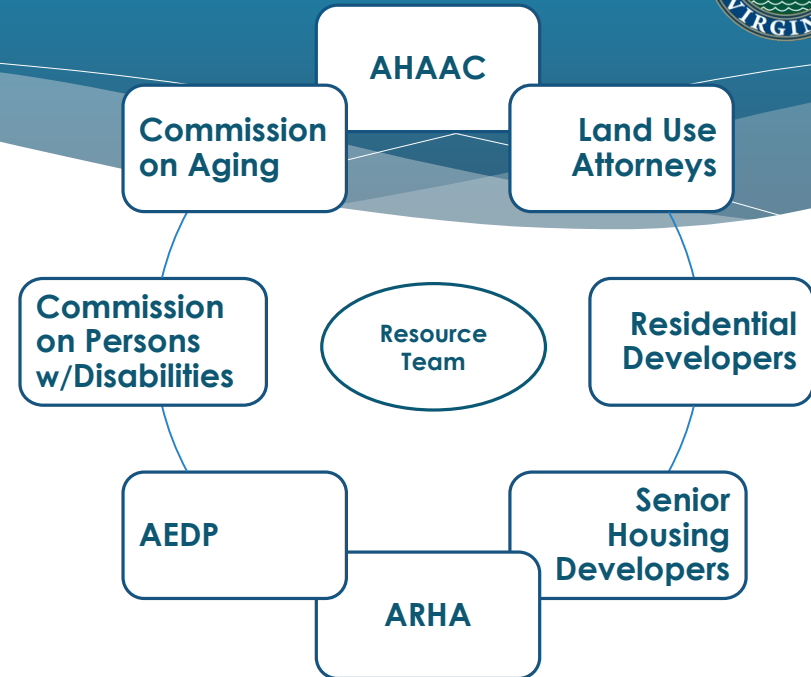
Next Steps



WORKGROUP FUNDAMENTALS



PURPOSE: Establish policy guidance regarding housing contributions for rezoning, master plan amendment, senior housing, and conversion projects



March 7

- Education and goal setting

April 4

- Rezoning
- Master plan amendment applications

May 2 + TBD

- Senior housing projects
- Commercial to residential building conversions
- Policy recommendations

June

- AHAAC Public Hearing

June/July

- Planning Commission and City Council

MEETING PURPOSE AND GOALS

Begin discussions on housing contribution policies for rezoning and master plan amendment projects



REZONINGS & MASTER PLAN AMENDMENTS (MPA)



Rezoning

- Purpose
- Public review process
- Other:
 - May be paired with other zoning tools (e.g. bonus density) and/or MPA
 - Typically involves change in use and/or increase in density/height
 - Examples: WMATA Bus Barn, 1200 N. Henry

Coordinated Development Districts (CDDs)

- Type of rezoning available for larger, more complex, coordinated development programs
 - Examples: ABC Giant site, North Potomac Yard, Oakville Triangle, Cameron Park

Master Plan Amendments (MPA)

- Purpose
- Public review process
- Other:
 - May be paired with other zoning tools (e.g. a rezoning)
 - May involve change in use and/or increase in density/height
 - Examples: Eisenhower Block 20, Potomac Yard Landbay H/I (Silverstone)

Housing contributions considered as part of broader community benefits discussion

REZONINGS & MASTER PLAN AMENDMENTS (MPA)



- 2013 Developer Housing Contribution Work Group recommended that the City adopt a policy statement that, when additional density is provided through rezoning, developer contributions should take into account that affordable housing is one of the City's highest priorities
 - Recommendation included in Housing Master Plan
 - Application across development projects has varied (see Community Benefits Table)

DEVELOPER CONSIDERATIONS

Stan Sloter, Paradigm Companies
Austin Flajser, Carr Companies



TABLE EXERCISE

Instructions

Discussion (30-35 minutes)

Report Outs (15 minutes)



TABLE EXERCISE INSTRUCTIONS



Goal: Jumpstart discussion regarding different approaches to framing a housing contributions policy(ies) specific to rezoning (Scenario 1A & 1B) and master plan amendments (Scenario 2) applications

Ground rules:

- Please give everyone an opportunity to share thoughts
- It is ok if you do not reach a consensus, but please take notes on your deliberations for the report outs
- And thank you!

Scenario 1



Question 1. Considering the Housing Master Plan's recommendation regarding rezonings, how would you approach the affordable housing contribution for this project? What other approach do you recommend and why?

Question 2. Does your recommendation change if the project's rezoning was contemplated in the small area plan? Why or why not?

SCENARIO 1A

Rezoning

By-right

SCENARIO 1B

Rezoning

By-right

Scenario 2



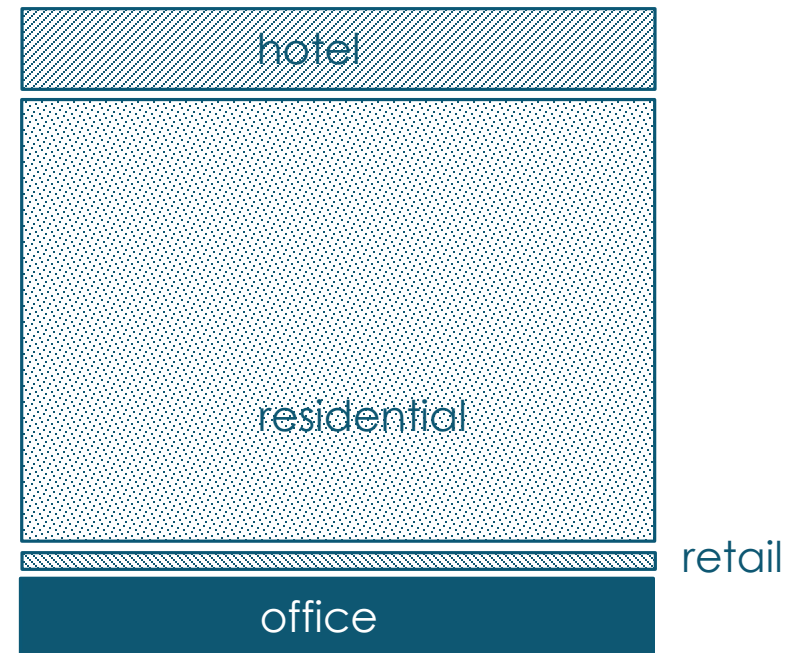
Question 1. Considering the Housing Master Plan's recommendation regarding CDDs and the different outcomes of the approaches in Scenario 1, how would you approach the affordable housing contribution for this project?

Question 2. This project involves an increase in commercial development as well as in residential development. Should there be a tiered contribution rate for commercial development that distinguishes between development that is pursued by-right versus through a master plan amendment? Why or why not?

APPROVED



PROPOSED



REPORT OUTS



Q&A, FEEDBACK, and NEXT STEPS

Worksession #3—May 2

Worksession #4—Please complete Doodle poll

Questions?

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